

**West Pitt Farm Holiday Cottages**  
**Whitnage**  
**Near Tiverton**  
**Devon**  
**EX16 7DU**

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## **Access Statement – July 2009**

### **Introduction**

West Pitt Farm has six self-catering holiday cottages including a 16<sup>th</sup> century Devon longhouse, a Victorian farmhouse, three barn conversions and a purpose built accessible eco-lodge.

It is located in Mid Devon's Heartland less than two miles from Junction 27 of the M5. West Pitt is at the head of its own private valley in a rural location overlooking the Culm Valley with magnificent views toward the South Coast. There are 60 acres with the cottages including gardens, lawned areas, fields and fishing lakes.

The nearest town is Tiverton five miles away. Nearest pubs / restaurants are just over a mile away in Uplowman and Sampford Peverell. These villages also have good farm shops and Post Offices as well as the Tiverton Parkway Railway Station with fast main line links to all major locations and bus services to local towns including Exeter.

### **Pre Arrival**

Website [www.westpittfarm.co.uk](http://www.westpittfarm.co.uk) with W3C access. Provides information on the cottages, contact details, facilities, local attractions and facilities, caring for the environment, tariffs.

Hard copy brochure and booking details available on request.

Enquiries and booking by phone, fax, letter or email.

Confirmation of reservations, deposit, payment provided by letter, email or fax.

Payment by credit card, cheque or bank transfer.

Nearest town is Tiverton five miles from West Pitt. Shop mobility available from main car park in Tiverton.

Farm shop 1.5 miles in Sampford Peverell

Superstores: Tesco, Morrisons and M&S; five miles in Tiverton

Tourist Information Centre in Tiverton

Tiverton Parkway Rail Station is located two miles away in Sampford Peverell with good fast links to all major locations. National Rail enquiries 0845 484950.

National Express Coach and Buses, Tiverton Town Bus Station, five miles from West Pitt. There are buses to and from London, Bristol, Heathrow, Gatwick, Exeter Airport. Tel. 0121 4508673. Outbound bus tickets may be purchase from Tiverton Tourist Office next to the bus station, open Mon-Sat 9.30 am to 4pm. Tel 01884 255827 website: [www.essentialdevon.com](http://www.essentialdevon.com) email [tiverton@btconnect.com](mailto:tiverton@btconnect.com)

### **Arrival and Car Parking Facilities**

Directions and arrival times provided in confirmation details.

Entrance drive is tarmac leading to gravel driveway and gravel surface car park that is 20 yards from cottages. Sign at the entrance and car park. Driveway and car park has flood lighting.

Car parking for 9 cars with convenient access to all cars when parked. Additional single space adjacent to The Farmhouse for its guest's use.

Guests are welcome to unload and load their cars close to their cottage.

Quality in Tourism Sign displayed by owner's property with signed doorbell and contact number. Access to this area is up five steps or by ramp.

Owner greets guests on arrival.

Dog bowl with fresh water in the car park for pet's arrival.

### **Main Entrance and Reception**

Quality in Tourism Sign displayed by owner's property with signed doorbell and contact number. Access to this area is up five steps or by ramp.

Access to cottages is as follows:

**Willow Tree:** Has its own separate entrance and gravelled parking area for three cars from which a slip resistant paved path leads down a very gentle 6 metre slope to the cottage entrance. The cottage is on one level and is designed and equipped in accordance with the National Accessible scheme, level M3A. All doors are 840mm wide with level thresholds. A large decking area is accessed by the double sitting room doors or the entrance path and has a firm and level access to the gently sloping lawned areas surrounding the farmyard pond.

**The Hayloft:** 11 steps up to Hayloft terrace, wooden handrail on both sides. Switch for external light at foot of steps and in the cottage. Door with level entrance to porch, second entrance door to the cottage with low threshold.

**Lake View Cottage:** 4 steps up to a path (stone wall, height 103cm, to the left of the path and lawned garden with table and chairs. One step up into the cottage. Entrance door threshold is level. External floodlight.

**The Farmhouse:** 4 steps up to back door porch, then 3 steps up the kitchen. This door threshold is level. Gate at front of house with 4 steps up to a wooden deck area, then 5 steps to the front door with level threshold. External floodlight. Table and chairs on the deck area.

**The Stable Lodges:** both lodges have 3 steps to the entrance door with low thresholds. Sensor external light.

**Swimming Pool:** 5 steps or ramp to access this facility. Entrance door has a low threshold. Exterior floodlights and light switch by main door for internal lights.

**Games' Room:** 5 steps down to the cellar. Exterior floodlights.

Cottage descriptions are detailed on the website

### **Communal Areas**

Lawned areas, grass tennis court, children's play area – all accessed by steps or grass slope. Seats and bench seat/table in these areas. Swing seat by tennis court.

Farmyard Pond – there is gate access to this area.

**Swimming Pool** – open from 9am to 9pm and heated to 82DegF. Accessed by steps or ramp. Door access with low threshold. Pool and sauna safety information sheet and restrictions given to guests on their arrival. Level tile flooring within the pool room including changing rooms, sauna and toilet room. Ladder steps into the pool. Shower facility has a step. Safety notices, instructions and emergency contact details displayed in pool facility. Emergency rescue equipment in the pool room.

Games Room – open from 9am to 9pm. Accessed by 5 steps down to the Cellar. Under 12s accompanied by adult.

Laundry Facility – accessed by steps by The Hayloft, low threshold door. Washing machines and dryer with instructions for use. Washing line outside. Outside lighting. Lake View Cottage and The Farmhouse have their own washing machines and dryers.

Fishing Storage Room – located close to the cottages, accessed by a step. Keys provided to guests.

Pay phone – located in the Fishing Storage Room, see above access.

Dog Friendly. Guests provided with common sense rules with regard to their dogs. Dog towel and dog mess bags provided to guests on their arrival.

## **Cottages**

See website or brochure pack for specific descriptions for the cottages.

Bedrooms: All double beds are 4'6" wide and have access from both sides. Single beds are 3' wide. Zip link beds in Willow Tree and Stable Lodge 1 are 5' as double and 2' 6" as twin. Duvets and pillows are hollow fibre and beds are made up prior to guest's arrival. Cotton towels are provided.

### **Bathrooms**

Willow Tree: **Please see separate detailed Access Statement related to Willow Tree.**

En suite has level access high pressure shower with shower wheelchair available on request; slip resistant tile flooring, two wall mounted washbasins, one at lower level adjacent to WC and all handrails as required for shower, WC and low level basin. Shower and basin mixers are TMV3 approved. Family bathroom has wood flooring, bath with handgrips and anti slip, high pressure TMV2 approved shower above. WC & pedestal basin.

The Hayloft: Carpeted flooring. Bath with power shower above. Bath has hand grips. WC and basin.

Lake View Cottage: Downstairs toilet up one step and with wc and basin, flooring is carpeted. Upstairs, two bathrooms each with bath and pumped shower, baths have hand grips, anti slip and TMV2 approved thermostatic mixer taps, wc and basin, flooring is wood laminate. One shower room, step into the shower, wc and basin, flooring is carpeted.

Farmhouse: Downstairs bathroom has WC and basin with single lever mixer tap, step into the shower, sliding door and TMV2 approved thermostatic mixer. Tile flooring. Upstairs bathroom has wc, basin with lever taps, bath with hand grips and electric pump shower and TMV2 approved thermostatic mixer. Hardwood bamboo flooring.

Stables 1 & 2: Both cottages have downstairs shower room with wc, basin, shower with step in. Lino flooring.

### **Kitchens**

Willow Tree: Open plan kitchen and adjacent dining area. Kitchen has split level work surfaces with both low-level and high-level hobs and sinks. Low-level surface has open access beneath. Multifunction oven with side opening door and telescopic shelf rails. Multifunction microwave with separate talking microwave available on request. Dishwasher, washer dryer and fridge/freezer. Tiled floor, ceiling and worktop lighting behind pelmet.

The Hayloft: Open plan cottage, all on one level. Kitchen area has tiled work surface and lino flooring. Electric cooker, microwave, fridge freezer. Spot lights.

Lake View Cottage: Kitchen on ground floor with dining area. Tiled floor and work surfaces in kitchen area. Multi oven electric range cooker, microwave, tall fridge/freezer, and dishwasher. Lighting is combination of spot and ceiling lights. Washing machine and dryer is accessed across the hall from the kitchen with one step up to this area.

Farmhouse: On ground floor with dining area. Tiled flooring and laminate worksurfaces. Electric cooker, microwave, dishwasher, tall fridge/freezer, washing machine and dryer. Lighting is a combination of ceiling and down lights.

Stable Lodges 1 & 2: Stairs to first floor with kitchen and living area. Lino flooring in the kitchen area and laminate work surfaces. Electric cooker, microwave, fridge with small freezer compartment. Ceiling light.

### **Smoking Policy**

All cottages are non smoking. Ash box is available in fishing storage room for outdoor smokers to use.

### **Mobile Phone Reception**

Generally good for all networks.

### **Contact Information**

Susanne Westgate and Adrian Turner  
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Web [www.westpittfarm.co.uk](http://www.westpittfarm.co.uk)

Emergency number 01884 820296 mobile 078 555 823 74

Contact hours:

Monday to Friday 8.30 am to 8.30 pm

Saturday and Sunday 9.30 am to 6.30 pm

Answer phone at West Pitt is checked regularly and calls returned promptly.

Grid ref: ST 0330 1600, elevation 170m

Information pack with local services, contact details etc provided in each cottage

Facility open: all year

### **Future Plans**

A new four bedroom barn conversion and spacious studio will be completed during 2010.